

The Morehead City Planning Board conducted a regularly scheduled meeting on Tuesday, April 19, 2011, in the Municipal Building Auditorium, 202 South Eighth Street, Morehead City, NC, at 5:30 p.m. The following people were present:

MEMBERS: Chairman Bill Taylor, Curtis Fleshman, Corinne Geer, Jackie Maucher, Gordy Patrick, and Gordon Thayer

ABSENT: John Creech

Others present: Planning Director Linda Staab, Planner Sandi Watkins, Secretary Jeannie Vaughan, John Maucher, Carteret County News-Times Reporter Mike Shutak, Craig Ellyson, and Elizabeth Ellyson.

Chairman Bill Taylor called the meeting to order and delivered the invocation.

The roll was called and John Creech was absent. Gordon Thayer made **MOTION**, seconded by Corinne Geer, to excuse the called-in absence. The motion carried unanimously.

Chairman Bill Taylor led the Pledge of Allegiance.

MINUTES: February 15, 2011: Gordon Thayer made **MOTION**, seconded by Gordy Patrick, to adopt the minutes and dispense with the reading. The motion carried unanimously.

NEW BUSINESS:

A. City-initiated request to amend Articles 2-2 and 11-1 of the Unified Development Ordinance to establish a definition for “Marketplace” and to add the use as a permitted use in the Downtown Business District.

City-Initiated Request to amend Articles 2-2 and 11-1 of the Unified Development Ordinance to establish a definition for ‘Marketplace’ and to add the use as a permitted use in the DB (Downtown Business) district:

The following is a city-initiated amendment to include a definition for a marketplace to be allowed in the DB district. This amendment would allow an open air market on private property in the Downtown Business district.

Add the following definition under Article 2-2 Definitions of Basic Terms:

Marketplace - A space, either open or within a building, where a public market is held offering a variety of goods including: arts and crafts; fresh produce, meats and fish; and entertainment. This definition does not include a flea market.

Add the following use to Article 11-1 Table of Permissible Uses (DB):

<i>Use/District</i>	<i>(definition)</i>	R5	R5S	R7	R10	R15	R15M	R15SM	R20	RMF	O&P	PD	MA	CD	CM	DB	CN	CH	CS	IU	IP	FP	IC
Marketplace	Yes															P							

Planning Director Linda Staab introduced the request.

Jackie Maucher requested that the definition be revised by changing “including:...” to “limited to:...” so that the definition is more precise. Bill Taylor suggested that prepared foods should be included in the definition. Corinne Geer requested that the City attorney be consulted about the definition and that the DMCRA be contacted for comments and/or recommendations. All Members agreed to table the request until such time as their suggestions/requests have been investigated.

Gordon Thayer made **MOTION**, seconded by Jackie Maucher, to table the requested ordinance amendment. The motion carried unanimously.

B. City-initiated request for clerical amendments to Articles 2-2, 11-1, 12-2, 15-1, 16-3, 16-5, and 19-8 of the Unified Development Ordinance.

City-initiated Request for Clerical Amendments to Articles 2-2, 11-1, 12-2, 15-1, 16-3, 16-5 and 19-8 of the Unified Development Ordinance:

1. Amend Article 2-2.43 to eliminate a redundant definition:

Remove: Article 2-2.43 *Buffer*. A strip of land along a specified property or boundary line providing for the physical separation of two (2) or more different zoning districts, classes of use, or types of buildings and intended to reduce the potential for negative visual, auditory, olfactory, and runoff impacts.

Keep: Article 15-1.2(B) *Buffer*. A strip of land together with plantings required thereon. Buffers consist of a horizontal distance from a lot line which may only be occupied by the required landscaping materials, underground utilities, retention area, and driveway/sidewalk access.

2. Amend Article 2-2.44 to eliminate an obsolete definition:

Article 2-2.44 *Buffer strip*. A naturalized, vegetated area intended to reduce or prevent excessive light, glare, noise, odors, or views of incompatible uses. This strip shall be part of the platted lots, but shall have the following restriction lettered on the face of the plat: “This strip is reserved for the planting of trees or shrubs by the owner. The building of structures or accessory uses hereon is prohibited.”

3. Amend Article 11-1 Table of Permissible Uses to add an asterisk to the use “Townhouse duplex” to refer to the additional requirements for this use contained in Article 14:

Use/District	(definition)	R5	R5S	R7	R10	R15	R15M	R15SM	R20	RMF	O&P	PD	MA	CD	CM	DB	CN	CH	IU	IP	FP	IC
Townhouse duplex*	Yes	P		P						P	S	P										

4. Amend Article 12-2.1(F) to remove a reference to “recreation use, for profit”:
Article 12-2.1 (F) ~~Recreation use, for profit.~~

5. Amend Article 12-2.9 to provide consistency with Article 19-12.1H(2):

12-2 Additional Regulations Pertaining to the CD Commercial Downtown District and DB Downtown Business District:

12-2.9, *Awnings and canopies*, last sentence: No part of the awning or canopy shall be lower than nine (9) ~~seven (7)~~ feet from the surface of the sidewalk or street.

19-12.1H Suspended, awning, and projecting signs and governmental and nongovernmental flags shall be permitted in the CD and DB districts subject to the following requirements:

19-12.1H(2): The sign or flag shall allow a nine-foot clearance to the walking surface.

6. Amend Article 15-1.5.1(B) to correct a typographical error:

Article 15-1.5.1(B) *Expansion of existing use*. The expansion of an existing use can have an adverse impact on adjoining properties. When the expansion is more than five (5) percent of the building floor area ~~or~~ ~~of~~ parking area, or one thousand (1000) square feet, whichever is less, screens are required as described below:

7. Amend Article 15-1.5.2(A)(5) to correct a typographical error:

Article 15-1.5.2(A)(5) Safety ~~and~~ considerations are involved (i.e. utility lines, etc.).

8. Amend 15-1.5.2(D) to remove redundant language:

Article 15-1.5.2(D) Major Modifications of the Screen Requirements: Major modifications from the requirements of this article shall be submitted to the Planning Board for review and approval. The Planning Board may approve the alternate landscape plan upon finding that the proposal will afford a degree of ~~protection~~, enhancement, appearance and protection of public/private investment.

9. Amend Article 15-1.5.3(3) to correct a typographical error:

Article 15-1.5.3(3), second bullet: A staggered row of evergreens, which are not less than six (6) feet ~~apart~~ in height at the time of planting and are spaced not more than fifteen (15) feet apart which, at maturity, will form an intermittent visual barrier from above the opaque screen to a height of twenty (20) feet.

10. Amend Article 16-3.2 to correct a reference to a section of the Unified Development Ordinance:

Article 16-3.2, third paragraph: A buffer composed of at least the minimum requirements defined in section ~~15-1~~ ~~4-32~~ of this Ordinance shall be established along the higher capacity right-of-way or any required right-of-way reservations. This buffer shall not be required to extend into the site triangle of an intersection.

11. Amend Article 16-5, second paragraph, third sentence, to correct a typographical error:

Article 16-5: When a temporary turnaround is removed as a result of an extension of the former ~~stubbed~~ ~~stabbed~~ out street, the land formerly part of the cul-de-sac and not needed for right-of-way shall revert to adjacent property owners.

12. Amend Article 19-8.1(C)(2) to correct a typographical error:

Tethers of floating inflatables shall be limited ~~to~~ fifty (50) feet in height. This tether shall be set back from the property one (1) foot for every one (1) foot in height.

Planner Sandi Watkins introduced the request.

Curtis Fleshman made **MOTION**, seconded by Gordon Thayer, to recommend approval of the clerical amendments. The motion carried unanimously.

REQUESTS/COMMENTS:

- A. Linda Staab met with the DOT concerning McCabe Road and Highway 70 improvements.
- B. Improvements to the Brandywine Bay subdivision entrance are also being reviewed.
- C. Gordon Thayer suggested that Lowe's Home Improvement repave their parking lot.
- D. Linda Staab inquired about an amendment concerning the Planning Board application deadline date.
- E. Corinne Geer was congratulated for 55 years of marriage with her husband, Sonny!
- F. Linda Staab discussed the many commercial projects underway in Morehead City's jurisdiction:
 - 1. IHOP – proposed to be next to the new Verizon Wireless building.
 - 2. Waffle House – proposed to be next to Coastal Home Gallery.
 - 3. Five Guys Burgers – proposed to be in the strip with Buffalo Wild Wings.
 - 4. Fastenal – building permit issued to 4024C Arendell Street (old Shore Décor address).
 - 5. O'Reilly Auto Parts – proposed to be located at 4330A Arendell Street.
 - 6. Vinings @ Wildwood – building permits issued for 7, 24-unit apartment buildings, 4 parking garages, 2 mail kiosks, a clubhouse and pool, and a maintenance/car wash building at 133 Wildwood Road.
 - 7. Longhorn Steakhouse – inquiry for Crystal Coast Plaza area.

8. Dicks Sporting Goods – inquiry for Crystal Coast Plaza area.
9. BB&T – proposed to be a new building at 5002 Highway 70 (near Harris Teeter and CVS).
10. Dollar General – building permit issued for a new building at 3017 Bridges Street (the old movie theater).
11. Kurtis Chevrolet – building permits issued for a renovation of the main dealership and for a new service building.
12. Storage Building – proposed to be located at 310 Friendly Road.
13. Hampton Inn – building permit issued for a renovation.
14. Geodynamics – building permit issued for a new research facility at 310 Greenfield Drive in the industrial park.
15. Jing Johnny’s – building permit issued for an upfit to the old Bountiful Bagel shop for an Italian restaurant.
16. Morehead City Cigars – building permit issued to 4862 Arendell Street (old GANT).
17. New Greek Restaurant – located at 711B Evans Street (old Williams Restaurant).
18. Internet Café – proposed to be located at 702 Arendell Street (end unit).
19. Oceanside Pediatrics – building permit issued for a new building at 3701 John Platt Drive).
20. Dog Kennel – building permit issued for a new building at 5209 Narron Business Drive in the industrial park.
21. Farm Bureau – building permit issued to 4370 Arendell Street for expansion into Suite 4.

ADJOURNMENT: There being no further requests or comments, the meeting adjourned at 6:25 p.m.

Jeannie Vaughan, Secretary